

DISTRICT IV ADVISORY BOARD AGENDA

**December 1, 2014
6:30 p.m.**

**Lionel Alford Library
3447 S. Meridian
Wichita, KS 67217**

ORDER OF BUSINESS

Call to Order
Pledge of Allegiance
Approval of Agenda for December 1, 2014
Approval of Minutes for November 3, 2014

STAFF REPORTS

1. Police Report

Community Police Officers will report on community policing issues in the area.

Recommended Action: Receive and file.

2. Fire Report

WFD will report on any specific issues of concern in the area.

Recommended Action: Receive and file.

PUBLIC AGENDA

3. Scheduled items

Salvation Army will be presenting on their Season Pass program.

Recommended Action: Provide comments/take appropriate action.

4. Off-agenda items

Any individual present that did not request to speak on the public agenda prior to the meeting may speak at this time.

Recommended Action: Provide comments/take appropriate action.

NEW BUSINESS

1. ZON2014-28

Bill Longnecker, Planning, will be presenting on a request to amend Protective Overlay #78 to allow a wireless communication facility for the lot generally located north of MacArthur Road and northwest of Kansas Highway K-42. The applicant, Spire Wireless, is seeking to amend Protective Overlay PO #78 to permit the construction of a wireless communication facility with a 100-foot tall, galvanized steel, monopole tower within a 35-foot (x) 50-foot lease site on GC General Commercial zoned property; Lot 1, Block A, Schulte Country Storage Addition. Spire Wireless is a new provider to the area and it proposes to provide 4G service to the area. PO #78 confines the uses on the subject site to what is permitted in the LC Limited Commercial zoning district, some prohibited uses and a self-storage warehouse with supplemental use regulations. PO #78 also has a building height restriction of 20 feet, which the proposed 100-foot tall tower exceeds. A wireless communication facility with a tower is not listed as a prohibited use, however a wireless communication facility in all zoning districts is subject to the standards of the "Wireless Communication Master Plan." Because of the site's close proximity (approximately 1-1/2 miles southwest of the end of a runway) to the Wichita Mid-Continent Airport, it is located within Airport Hazard Zone B, which has a maximum structural height of 75 feet or less. Although the Wireless Communication Master Plan permits maximum structural height of 120 feet in the GC zoning district, the Airport Hazard Zone maximum height is the standard that must be addressed.

Recommended Action: Planning staff recommends that the request be APPROVED subject to the listed seven conditions

2. CON2014-32

Bill Longnecker, Planning, will be presenting on a proposal of indoor recycling of industrial scrap metal on the approximately 1.76-acre, LI Limited Industrial subject site; generally located south of Pawnee Avenue, east of West Street, on the west side of Kessler Street.

Recommended Action: Planning staff recommends that the request for a Conditional Use for an indoor recycling of industrial scrap metal APPROVED subject to the listed six conditions.

3. PUD2014-02

Dale Miller, Planning, will be presenting on a request for approval of Planned Unit Development #43 (PUD #43) to permit: offices; the manufacture, outdoor display, outdoor storage and outdoor sales of blast resistant buildings and storage containers; parking, storage and repair of vehicles, including tractor/trailers and all other uses permitted by-right in the Limited Industrial (LI) zoning district, except those prohibited by the PUD. The application area contains 55.84 acres located on the east side of South West Street, approximately 1/3 mile south of West MacArthur Road, and addressed as 4340 South West Street.

Recommended Action: Planning staff recommends the request be approved subject to annexation of the property not currently annexed, and the 19 listed conditions.

BOARD AGENDA

4. Updates, Issues, and Reports

Opportunity is provided for the Council Member and District Advisory Board Members to report any activities, events, or concerns in the neighborhoods and/or Council District.

Recommended Action: Provide comments/take appropriate action.

5. Adjournment

The next District IV Advisory Board meeting will be January 5, 2014 at 6:30pm, located at Lionel Alford Library at 3447 S. Meridian.